

COUNTY OF PLACER PLANNING COMMISSION ACTION AGENDA DATE December 8, 2011

OFFICE OF Planning Services Division

3091 County Center Drive Suite 140 AUBURN, CALIFORNIA 95603 TELEPHONE: 530/745-3000 FAX: 530/745-3080 www.placer.ca.gov

Meeting was held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division of the Community Development/Resource Agency located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

10:00 am FLAG SALUTE

ROLL CALL: Richard Johnson (Chairman), Jeffrey Moss (Vice Chairman), Miner Gray (Secretary), Larry Sevison, Ken Denio, Gerry Brentnall and Richard Roccucci [All present]

REPORT FROM THE PLANNING DIRECTOR

Michael Johnson, Agency Director reported on the following updates to the Commission: At the Board of Supervisor's meeting on Tuesday the Board approved the Homewood Mountain Resort project and denied the third-party appeal, the Board also unanimously approved the Placer Parkway General Plan Amendment.

The December 22nd Planning Commission hearing will be cancelled. On January 12, 2012 the Commission will consider a Conditional Use Permit modification for an expansion of Target in Auburn the Granite Bay Community Plan Update and the Election of Officers.

Mr. Johnson announced that Scott Finley is retiring and that this meeting will be his last Planning Commission hearing. He has worked with the County for 15 years and worked on a long list of projects. Commission and staff appreciate his service and wish him the best in his retirement.

PUBLIC COMMENT - of matters <u>not included</u> on the current agenda. *No Public Comment was received*.

1) 10:05 am 10:05 am - 10:49 am GENERAL PLAN AMENDMENT/REZONE/ TENTATIVE SUBDIVISION MAP/CONDITIONAL USE PERMIT (PSUB20110063)

SIERRA SUN VILLAS

MITIGATED NEGATIVE DECLARATION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from SCO Planning Engineering and Surveying on behalf of Valen and

Linda Brost, for a General Plan Amendment to change the land use designation from Agriculture/Timberland combining 80 acre minimum to Tourist Resort, a Rezone from RES (Resort) to RES PD 10.2 (Resort, Planned Residential Development of, 10.2 units per acre) and a Tentative Subdivision Map and Conditional Use Permit for a proposed 12-unit, 3-story condominium development. The applicant also requests approval of the use of a temporary sales trailer for the subdivision. The Planning Commission will also consider adopting a Mitigated Negative Declaration for the proposed project.

Project Location: The project is located on the north side of Donner Pass Road, approximately 2.7 miles east of Interstate 80, across from the Sugar Bowl gondola and parking lot.

APN's: 069-080-003, 069-080-004, and 069-080-015

Total Acreage: 9.24 acres **Zoning**: RES (Resort)

Community Plan Area: Placer County General Plan

MAC Area: Donner Summit MAC

Applicant: SCO Planning Engineering and Surveying

Owner: Valen and Linda Brost

County Staff:

Planning: Gerry Haas (530) 745-3084

Engineering and Surveying: Rebecca Taber (530) 745-3110 Environmental Health: Justin Hansen (530) 745-2300

MOTION VOTE 7:0 Commissioner Sevison moved, Commissioner Moss second, To follow staff recommendation and approve the Mitigated Negative Declaration based on the five findings listed in the staff report;

MOTION VOTE 7:0 Commissioner Sevison moved, Commissioner Moss second, To recommend to the Board of Supervisors for approval of the General Plan Amendment as outlined in the staff report on page 7;

MOTION VOTE 7:0 Commissioner Sevison moved, Commissioner Roccucci second, To recommend to the Board of Supervisors for approval of a Rezone as outlined in the staff report that adds a unit count to existing zoning,

MOTION VOTE 7:0 Commissioner Sevison moved, Commissioner Moss second, To approve the Conditional Use Permit as outlined in the staff report with all the conditions and findings on page 7 including the Tentative Subdivision Map with the modification to Condition 14 F) [changing from "Placer County" Fire Department to "Truckee" Fire Department] D, E and F in staff report.

Appeal rights read by Chairman.

2) 10:35 am 10:58 am - 11:22 am

APPEAL OF ZONING ADMINISTRATOR DECISION

VARIANCE (PVAA 20110298; 20110299 AND 20110300)

GRANITE BAY MEADOWS

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 4 (UHLER)

Consider an appeal from Artisan California, LLC, of the Zoning Administrator's denial of a Variance to allow a reduced front setback on three undeveloped lots in the Granite Bay Meadows Subdivision (Parcel Map P-76059). The Variance request is to allow a front setback of 50-feet from the centerline of the access road, where typically 75 feet is required. The Planning Commission will also consider a finding of a Categorical Exemption Section 18.36.070 - Class 5 - Minor Alterations in Land Use Limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305).

Project Location: Project is located on the east side of Sierra College Blvd approximately ½ mile north of the Sacramento County line in the Granite Bay area.

APN: 466-030-056; 466-030-057 and 466-030-059

Total Acreage: each parcel is one acre

Zoning: RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a

minimum Building Site of 40,000 sq ft)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC

Appellant/Applicant: Brian Brabec with Artisan California, LLC

Owner: County Staff:

Planning: Roy Schaefer (530) 745-3061

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: (530) 745-2300

MOTION VOTE 7:0 Commissioner Brentnall moved, Commissioner Denio second, To approve the Variance for parcel 1, 2, and 4 including the CEQA and Variance findings and conditions of approval for each parcel attached in the staff report as modified to include additional side setbacks as noted in Condition #7.

Appeal rights read.

3) 11:05 am 11:23 am - 11:29 am

THIRD PARTY APPEAL OF A ZONING ADMINISTRATOR'S DECISION VARIANCE (PVAA 20110276)

MCCALL

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 4 (UHLER)

Consider an appeal from Marilyn Jasper on behalf of Public Interest Coalition and Sierra Club Placer Group of the Zoning Administrator's approval of a request from Gerald A McCall, for approval of a Variance to allow 18 feet from the rear property line where 25 feet is required and to allow 75 feet from the centerline of Miner's Ravine where 100 feet is required in order to allow for a 630 square foot replacement steel shed. The Planning Commission will also consider a finding of a Categorical Exemption Section 18.36.070 - Class 5 – Minor Alterations in Land Use Limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305).

(STAFF IS REQUESTING A CONTINUANCE.)

Project Location: The project is located at 7120 Summerwood Court (Shelborne

Subdivision) in the Granite Bay area.

APN: 035-311-020

Total Acreage: approximately 1 acre

Zoning: RS-AG-B-40 PD1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 sq. ft. combining Planned Residential Development of 1

dwelling unit per acre)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC

Appellant: Marilyn Jasper on behalf of Sierra Club

Owner/Applicant: Anne McCall

County Staff:

Planning: Roy Schaefer (530) 745-3061

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: (530) 745-2300

MOTION VOTE 7:0 Commissioner Brentnall moved, Commissioner Roccucci second, To unanimously approve to continue item to an open date.

4) 1:00 pm 1:00 pm - 2:20 pm

WORKSHOP GRANITE BAY COMMUNITY PLAN UPDATE GENERAL PLAN AMENDMENT (PCPJ 20080545) DISTRICT 4 (UHLER)

Placer County Planning Commission will conduct a workshop, on the date and time noted above, on the Granite Bay Community Plan Update. Placer County is processing a General Plan Amendment to update the Granite Bay Community Plan which primarily involves the following:

• Reviewing existing conditions (population holding capacity, infrastructure, change in environmental conditions, etc.,) that were recognized when the Plan was originally prepared;

- Revising goals, policies, and programs in the Plan to address constraints and new opportunities;
- Amending the wording of the goals and policies to provide better clarity and readability; and
- Including new discussions on topical issues that have arisen (i.e. Greenhouse Gas Emissions, Healthy Communities, Placer County Conservation Plan, Complete Streets, and Low Impact Design) since the Plan was originally prepared in 1989.

In order to limit the scope of the Community Plan Update, the Board of Supervisors directed that the existing land use and zoning designations not be modified. In addition, the Board of Supervisors also directed that the Circulation Element not be revised since it was recently updated in 2005.

Project Location: In Placer County, the Granite Bay Community Plan area is generally bound by Dick Cook Road to the north, Sierra College Boulevard to the west, Folsom Lake to the east, and the Sacramento County line to the south.

MAC Area: Granite Bay Community Plan

County Staff:

Planning: EJ Ivaldi (530) 745-3076 and Christopher Schmidt (530) 745-3076

Staff presentation and public comment received. Also, the Granite Bay MAC recommendation was provided as a 4:1 vote for the plan with a comment to consider notation of updates to Circulation tables. No action taken by the Planning Commission.

Next step: The Granite Bay Community Plan update to come back to the Planning Commission on January 12, 2012 for recommendation to the Board of Supervisors.

Meeting Adjourn - 2:20 pm